



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ४, अंक ४]

गुरुवार ते बुधवार, जानेवारी २५-३१, २०१८/माघ ५-११, शके १९३९ [पृष्ठे २८, किंमत : रुपये ११००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ-नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. १२.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक ०१ जानेवारी, २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्रमांक टिपीएस-१८१६-१९४-प्र.क्र. ५१६-१६-नवि-१३.—

ज्याअर्थी, प्रदेशातील जमिनीचा वापर आणि विकास यांचे नियोजन व नियमावलीसाठी प्रादेशिक नियोजन मंडळ गठीत करणेबाबत महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे उल्लेखिलेला) मध्ये तरतुदी नमूद आहेत;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ३ च्या उप-कलम (१) व (२) मधील शक्तींचा वापर करून महाराष्ट्र शासनाने परिशिष्ट-अ मध्ये नमूद केलेल्या जिल्ह्याच्या संपूर्ण महसूली क्षेत्रासाठी प्रदेशाची (यापुढे “उक्त प्रदेश” असा उल्लेखिलेला) स्थापना केली आहे;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम ४ उप-कलम (१) मधील तरतुदीनुसार महाराष्ट्र शासनाने सुनियोजित प्रादेशिक योजना तयार करण्यासाठी परिशिष्ट-अ मध्ये नमूद केलेल्या उक्त प्रदेशाच्या क्षेत्राकरिता “प्रादेशिक नियोजन मंडळ” (यापुढे “उक्त प्रादेशिक” नियोजन मंडळ असे उल्लेखिलेले) स्थापन केले आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त प्रदेशाचे सर्वेक्षण करून, उक्त प्रदेशाचा विद्यमान जमीन वापर नकाशा आणि प्रारूप प्रादेशिक योजना (यापुढे “उक्त ११ द्वातगती प्रादेशिक योजना” असे उल्लेखिलेली) तयार करून नागरिकांकडून सूचना/आक्षेप/हरकती मागविणेसाठी उक्त अधिनियमातील कलम १६ चे उप-कलम (१) मधील तरतुदीनुसार उक्त प्रादेशिक योजना परिशिष्ट-अ मध्ये नमूद केलेल्या दिनांकास प्रसिद्ध केली आहे;

आणि ज्याअर्थी, उक्त प्रादेशिक नियोजन मंडळाने, उक्त अधिनियमाचे कलम १० उप-कलम (३) अन्वये गठीत केलेल्या प्रादेशिक नियोजन समितीचा उक्त नियोजन संबंधीचा अहवाल, सूचना आणि सादरीकरण विचारात घेऊन उक्त अधिनियमातील कलम १६ मधील तरतुदीनुसार उक्त प्रादेशिक योजनेमध्ये आवश्यक असे फेरबदल केलेली उक्त ११ द्वातगती प्रादेशिक योजना प्रादेशिक नियोजन समितीचा अहवाल व नकाशे, आराखडे, दस्तऐवज, तक्ते इ. सह उक्त अधिनियमाचे कलम १५ उप-कलम (१) आणि कलम १६ उप-कलम (४) मधील तरतुदीनुसार परिशिष्ट-अ मध्ये नमूद केलेल्या दिनांकास महाराष्ट्र शासनाकडे मंजुरीसाठी सादर केली आहे;

आणि ज्याअर्थी, महाराष्ट्र शासनाने आवश्यक ती चौकशी करून आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून उक्त ११ द्रुतगती प्रारूप प्रादेशिक योजना सोबतच्या परिशिष्टामध्ये (परिशिष्ट-ब) नमूद फेरबदलासह मंजूर करणेचे प्रस्तावित केले आहे;

त्याअर्थी, आता उक्त अधिनियमाचे कलम १५ उप-कलम (१) व महाराष्ट्र प्रादेशिक नियोजन मंडळ नियम, १९६७ मधील नियम क्र. ७ यामध्ये नमूद शक्तीचा वापर करून महाराष्ट्र शासन याद्वारे.—

(अ) परिशिष्ट-अ मध्ये नमूद उक्त प्रदेशांच्या उक्त प्रादेशिक नियोजन मंडळाने सादर केलेल्या उक्त ११ द्रुतगती प्रादेशिक योजनांना सोबतच्या परिशिष्ट-ब मध्ये नमूद फेरबदलासह मंजूरी देण्यात येत आहे.

(ब) शासनाने मंजूर केलेनुसार उक्त ११ द्रुतगती प्रादेशिक योजना मंजूरीची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्यापासून एक महिन्याच्या कालावधीनंतर अंमलात येईल व यांस अंतिम प्रादेशिक योजना असे संबोधिले जाईल.

परिशिष्ट-अ

SCHEDULE-A

Sr. No.	Name of the Division	Name of the Region	Constitution of Region	Constitution of Regional Planning Board	Date of Publication of Draft Regional Plan	Date of Submission of Draft Regional Plan to Government
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Nagpur Division	Wardha	Government Notification No.	Government TPS-1816-994	08-03-2017 14-03-2017	07-08-2017 07-08-2017
2		Bhandara		TPS-1816-994	03-03-2017	07-08-2017
3		Gondia		CR-516-16-	23-02-2017	05-07-2017
4	Nashik Division	Dhule	Region-UD-13,	RP Board-UD-13,	04-03-2017	18-07-2017
5	Aurangabad	Nandurbar	dated	Dated	09-03-2017	05-08-2017
6	Division	Parbhani	14-07-2016	15-07-2016	09-03-2017	14-07-2017
7		Beed			09-03-2017	15-07-2017
8		Hingoli			01-03-2017	14-07-2017
9		Usmanabad			15-03-2017	05-08-2017
10	Amravati	Yavatmal			17-03-2017	04-08-2017
11	Division	Buldhana				

परिशिष्ट-ब

SCHEDULE-B

Development Control & Promotion Regulations for Regional Plan Area in Maharashtra sanctioned by the Government *vide* Notification No. TPS-1812-157-CR-71-12, Reconstruction No. 34-12-RP-UD-13, dated 21-11-2013 along with modifications sanctioned by Government from time to time shall be applicable. Also, Clarification given by the Director of Town Planning, Maharashtra State, Pune under the provision of Section 46 in respect of some regulations shall also be applicable. In addition to this, Special Regulations mentioned in Annexure-1 and Annexure-2 of the report shall also be sanction subject to the following modifications.—

(A) Following Modifications are Sanctioned in Respective Regulation Mention in Annexure-1:—

M-1- The Regulation in Respect of Integrated way side amenities and Star Category Hotels allowed in Agriculture/No Development Zone as mention in Annexure-1 is sanction subject to the following Modifications.—

(a) Integrated way side amenities shall be allowed on Major District Road and above. Also this amenity is allowed on existing road having width 18.00 mt. and above.

(b) Two star and above category hotels shall be permissible on Major District Road and above. Also this amenity is allowed on existing road having width 18.00 mt. and above.

(c) Rest of the condition as per respective Regulation as mentioned in Annexure-1.

M-2- The Regulation in Respect of Industrial Use allowed in Agriculture/No Development Zone as mention in Annexure-1 is sanction subject to the following Modifications.—

(a) In the Regulation of Industrial use allowed in Agriculture/No Development Zone, the term bonafide industries shall include any service industries, agro based industries, other industries which are as it is permissible in Industrial Zone.

(b) In the Regulation of Industrial use allowed in Agriculture/No Development Zone, the basis FSI shall be considered as 0.20. Considering this the additional FSI shall be granted as mentioned below.—

Width of Road abutting the Plot of Land (1)	Additional FSI (2)	Maximum Permissible FSI (3)
Road having width of 12.00 mt. but less than 18.00 mt.	0.60	0.80
Road having width of 18.00 mt. and above.	0.80	1.00

(c) Rest of the condition as per respective Regulation as mentioned in Annexure-1.

M-3- Mobile Tower Policy - Regulations for setting up of Telecommunication Cell Site (s)-Base Stations(s) in installation of the equipment for Telecommunication Network in the State of Maharashtra as mentioned in Annexure-1 shall be as per the policy sanctioned for other Regional Plan *vide* Notification No. TPS-1810-1975-CR ,New-65-12-RP-UD-13, dated 04-03-2014.

M-4- Special Township Policy - Regulations for development of Integrated Township Policy in the State of Maharashtra as mentioned in Annexure-1 is replaced and shall be as per the policy sanctioned for the Regional Plan *vide* Notification No. TPS-1816-CR-368-15-20(4)-UD-13, dated 09-11-2016.

(B) Following Modifications are Sanctioned in Respective Regulation Mentioned in Annexure-2:-

Annexure-2 in respect of special regulation of the report is replaced with the following revised Annexure-2.

ANNEXURE-2
Special Regulations

M-5- Following Regulation No. 6.9 is added after existing regulation No 6.8 :-

6.9- Solid Waste Disposal shall be the responsibility of owner/developer and condition to that effect shall be incorporated in development permission to achieve zero discharge.

M-6- Regulation No. 13.3.11 regarding Amenity Space is replaced by following regulation :-

Provision for Amenity Space-

(a) In Residential layout or sub-division of land more than 0.4 ha. (excluding the area under R.P. roads or road widening) in area or sub-division under Group Housing Scheme, an area admeasuring not less than 10 % of the total area of the land, shall be reserved, in addition to 10 % area required as open space in layout or sub-division, for Amenity Space.

(b) Following users shall be permissible in the Amenity Space (1) Educational facilities, (2) Recreational facilities like Play ground, Garden, Park, Children's play ground, Sports complex, Stadium, Club House etc. (3) Multipurpose Hall, (4) Convention Centres, (5) Cultural Centres, (6) Post offices, (7) Library, (8) Dispensary, Maternity Home, Hospital, (9) Police Station, (10) Fire Brigade, etc. (11) Parking (12) Additional Public utility users with the permission of Director of Town Planning.

(c) Amenity spaces may be developed by Collector/Future Planning Authority/ Land owner/ Developer subject to following :-

Development of amity space may be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here-in-below, if allowed to do so by the respective Authority.

The priority for development of particular amenity in particular Residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be developed for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other services etc. then, such amenity space shall be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of the opinion that, the amenity space is not required for above mentioned purpose then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.

Provided further that, if the amenity space is less than 200 sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority.

Provided further that, this regulation shall not be applicable where entire development permission is for amenties specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permissions granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission.—

(i) shall be limited to the area provided in earlier permission.

(ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v).

Provided further that where provisions in the Regional Plan or Zone Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

M-7- Following new uses are permissible in Agriculture/No Development Zone :-

(a) Roads & Bridges, Railways, Ropeway, Underground pipelines, Cables & like purpose in any zone. If any road/ring road/express way declare by the State or Central Highway Authority, the alignment of such declared road shall deemed to be the part of the Regional Plan and for this procedure under Section 20 of MRTP Act, 1966 is not necessary.

(b) All projects of public interest undertaken by Central & State Government, bodies or public authorities controlled by the Government.

(c) The layout already approved/development permission already granted which are valid as per the provisions of DCR, shall be entitled for development subject to use and FSI of respective use of earlier permission.

(d) Residential Development adjacent to *Gaonthan* in Rural area.

The Residential Development along the periphery of *Gaothan* boundary shall be permissible as per the criteria given below.—

Sr. No. (1)	Category of Village (Populations as per latest census) (2)	Development allowed (3)
1	Up to 5000	500 M
2	Above 5000 and upto 10000	750 M
3	Above 10000	1000 M

Note :— The population shall be considered as per the latest census.

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same into the Government Treasury. Such premium charges shall be recovered at the time of tentative approval of the Development permission.

Provided that, where more than 50% of area of the Survey Number/Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number/Gut Number within one ownership shall be considered for development on payment of premium as above.

Where tentative development permission is already granted before publication of Regional plan and final approval is yet to be granted, then in such cases premium charges shall not be recovered at the time of final approval.

Provided also that for the area which are converted into Municipal Councils/ *Nagar Panchayat* within the Regional Plan (under the provision of Maharashtra Municipal Council, *Nagar panchayat* and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such Residential Development (without considering the guidelines therein). Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations *viz.* Hills and Hill tops and within the required Buffer Zone/ Prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.

Provided further that, this regulation shall also be applicable for villages which are covered in growth center/peripheral plan area till such growth center/peripheral plans are prepared and published. For the villages for which growth center/peripheral plan are prepared and published, this regulation shall not be applicable.

Provided also that this regulation shall also be applicable to all declared Notified *Gaothan* under MLRC irrespective of its position shown on Regional Plan or not.

(e) Residential Development along National & State Highways.—

(This provision is kept in Abeyance)

(f) Development in *Gairan* Lands/Government Lands.—

Developments/Construction in *Gairan* Lands/Government Lands is permissible for any public purpose for Central & State Government/Departments Projects including rehabilitation in any zone. In such cases FSI shall be as applicable for PSP zone.

Note.—The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

(g) Regulations for development of tourism and hospitality services under Community Nation Conservation around wildlife sanctuaries and national parks.

Government in Urban Development Department *vide* Resolution No. TPS-1816-CR-563-16-Section-20(4)-UD-13 dated 20th September 2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under.—

Applicability—These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and National Parks in the State of Maharashtra. The provisions of existing Regional Plans/Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

Regulation—For the lands situated within 5km distance (or up to a limit of notified eco-sensitive zone, whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.

Permissible users and built up area—The users permissible in Agricultural Zone/No Development Zone area shall be as follows.—

(a) Agriculture, Farming, Development of Wild Animal Shelters, Plantation and Allied uses.

(b) Tourist homes, Resorts, Hotels etc. with Rooms/suites, support areas for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, Guard cabin, landscape elements, and only one observation tower per tourist resort up to the height of 15 mt. with platform area up to 10 sq.mt. in permanent/semi-permanent structural components.

The norms for buildings will be as follows.—

(i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.

(ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.

(iii) The Fencing/fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.

(iv) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.

(v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development. No 1 ltr. of sewage shall go into the natural stream.

if in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/justification received, any decision to shut down the unit may be taken, by the respective authority.

(vi) The owner shall establish effective systems for collection, segregation, composting and/or reuse of different types of solid waste collected during the construction and operational phase of the development.

(vii) The Plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.

(viii) Natural streams/slopes/terrain shall be kept as it is, except for the built-up area.

(ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.

(x) For the development of such type already taken place, Condition no. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.

(xi) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No. 15-31-2012-NTCA, dated 15-10-2012 published in the Gazette of India Ext. pt. III S-4 dated 08-11-2012 and Government of Maharashtra as amended time to time shall be used as guidelines.

(xii) All regulations prescribed in Eco-Sensitive zone Notification of concerned National Park/ Wildlife Sanctuary should be strictly followed and all clearances required should be taken.

(h) Film studios at appropriate location having ground floor structure only with the built up area not exceeding 12.5% of the gross plot area excluding Regional Plan roads & any regional plan proposal with the condition that proper landscaping is done & trees are planted at the rate of 400 trees per hectare.

(i) Mangal Karyalaya/Lawns.—

(a) Minimum area for Mangal Karyalaya shall be 0.40 Hect. with FSI of 0.20. It may be permitted along with essential guest rooms, not exceeding 30% of area of Mangal Karyalaya. Area for Parking shall be 40% of gross area, which shall be properly earmarked and bounded by bifurcating wall.

(b) Lawns for ceremony shall be 0.80 Ha. with FSI of 0.20. Area for parking, shall be 40% of gross area.

(c) The plot shall be on road having width of minimum 15m.

(d) Such user shall be allowed only on payment of premium at the rate of 10% of the land rate as per ASR of the respective year.

(j) With the prior approval of the Authority/Collector, manufacturing of Fireworks/ Explosives and Storage of Magazine/Explosives may be permitted beyond 2 Km of *Gaothan* Settlement/ *Gaothan* Boundary subject to No Objection Certificate from the Chief Controller of Explosives. Also the conditions imposed regarding distance of existing and proposed development other than *Gaothan* from the site shall be mandatory to the concerned as specified by the Explosive Department.

M-8 - The development in command area shall be permissible subject NOC and payment of restoration charges, if any to Irrigation Department.

M-9 - Uses Permissible in Forest Zone.

The development as may be required by the Ministry of Forests or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry/Department of Forest or its Authorities.

M-10 - Uses Permissible in Defence Zone.

The Development as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry of Defence or its Authorities.

M-11 - Width of Roads to be considered while granting Development Permissions.—

Sr. No (1)	Category of Road (2)	Width (3)	Remarks (4)
1	National Highways	60 m.	Width inclusive of 12.00 mt. wide Service Road on both sides.
2	State Highways	45 m.	Width inclusive of 9.00 mt. wide Service Road on both sides.
3	Major of District Roads	24 m.	No Service road required.
4	Other District Roads	18 m.	No Service road required.
5	Road Village to Village	15 m.	No Service road required.

Note :—

(1) If the width of any existing road above is more than width specified in the table above, then the greater width shall prevail.

(2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time.

(3) The development permission along the above classified roads shall be granted considering the total width of Roads.

M-12 - Area Specific Zones & Regulations.

List of activities prohibited or to be regulated within the Eco-sensitive Zone shall be governed by the Environment (Protection) Act, 1986. The boundaries of the designated or Notified as Eco-sensitive Zone in respect of Bird Sanctuary, Wildlife Sanctuary and other project shall be as per the final notification issued under Environment (Protection) Act 1986. All conditions regarding designations, development including Buffer Zone mentioned in respect Act shall be applicable.

M-13 -Draftsman's errors which are required to be corrected as per actual situation on site or as per Survey Records, sanctioned layout etc. shall be corrected by the concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.

M-14- Drafting errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and situation on ground by the concerned District Collector/Authority with prior approval of Divisional Joint Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.

M-15- Regulation for development around natural lake, along river and reservoir etc.—

Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within.

- (a) The belt of 200 m. from the edge of natural lakes;
- (b) The belt of 30m. from the edge of river along both the side, if HFL is not available. And if HFL is available then such 30 m. distance shall be measured from the HFL;
- (c) The belt of 500m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department;

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

M-16- Regulation for development near historical / declared monuments.

(a) The Restrictions for Development in the vicinity of the declared monuments as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 shall be observed.

(b) The Restrictions for Development in the vicinity of the ancient monuments as prescribed under the Ancient monuments and Archaeological Sites and Remains Act, 1960 shall be observed.

M-17- Area specific Zones & Regulations— Following Regulations for development purpose shall be applicable for the areas affected by the LIGO project within Regional Plan of Hingoli, Jalna, Buldhana, Washim, Yavatmal, Nanded.—

(i) Within the distance of 15 km. from the boundary of the site, No New Railway Line shall be proposed.

(ii) Within the distances of 5Km from the boundary of the site No Classified roads, MDR & above etc. shall be newly proposed & upgradation of existing roads will not be treated as new road.

(iii) Within the distance of 5 km. to 30 km, from boundary of the site, no reciprocating activity, requiring the use of sustained heavy equipments including mining, blasting or such other similar activities shall be allowed, requiring more than 20 HP Power.

(iv) Within the distance of 15 km. from boundary of the site, no Power Plant Machinery, Rock crushers, Heavy Machinery, Wind Mill should be allowed.

(v) Within the distance of 5 km. from boundary of site, no non-reciprocating (rotating) power plant machinery and industrial machinery shall be allowed.

(vi) Within the distance of 60 km. from the boundary of the site, no New Airport shall be proposed.

Note :— Any more clarification or exemption or certain information is required, then permissions shall be referred to the LIGO India authorities (at local office) before final grant of permission. The Development Control Regulations as amended from time to time, by the Department of Atomic Energy, Govt. of India, shall be applicable as it is for this LIGO-India Project.

M-18- Regarding Committed Development- Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before publication of draft RP (Date of resolution of the RP Boards for the publication) shall be continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission *in toto* as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.

M-19- The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification and by an order in writing.

M-20- Existing boundaries of the establishments like MIDC, NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected by the respective authority in consultation with the concerned Joint Director, Town Planning. If any private property is included within the PSP Zone/Forest Land Use Zone/Defence Zone and if the owner establish the individual ownership of land then the land use adjoining to such zone shall be assigned to piece of such land by the Authority in consultation with Divisional Joint Director, Town Planning.

M-21- Existing Features Shown on Regional Plan— The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Merely mention of particular existing use on Regional Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of S. No., alignment of existing road/nala and other physical features of land shall be as per measurement plan of Land Records Department.

M-22- Growth Centres and Peripheral Plan— The Designated and proposed Growth Centres and the proposed peripheral areas mention in the respective Regional Plan report for which the details planning proposal (zone plans) are to be prepared are sanctioned as submitted by the respective Regional Planning Board. The Director of Town Planning, Maharashtra State, Pune is authorised to select the additional growth centre, if required, in addition to what is mentioned in respective Regional Plan.

The detail planning proposals for the above proposed growth centres and peripheral areas are to be prepared, published and submitted to the Director or Town Planning, Maharashtra State, Pune by the respective Regional Planning Board under the provisions of MRTP Act, 1966. The powers in respect of sanctions to such Growth Centre and Peripheral Plans Under Section 15 (1) and 15 (2) of the said Act are delegated to Director of Town Planning, Maharashtra State, Pune *vide* Government Notification No. TPS-1816-994-CR-516-16-Delegation of Powers-UD-13, dated 01-01-2018.

सदरची अधिसूचना नागरिकांच्या अवलोकनासाठी शासन वेबसाईट www.maharashtra.gov.in. (कायदे व नियम) वर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

संजय सावजी,
उप सचिव.

भाग १-अ (ना. वि. पु.), म. शा. रा., अ. क्र. १३.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai—400 032, Dated the 1st January, 2018.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-1816-994-CR No.-516-16-UD-13.—

Whereas, for the purpose of planning the development and use of land in the region, the Regional Plans are to be prepared under the provision of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”)

And whereas, the Government of Maharashtra, in exercise of the powers conferred by sub-section (1) and (2) of Section 3 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) has constituted the Region for the preparation of a Regional Plan (hereinafter referred to as “the said Region”). The date of Notification and name of the said Region is as mentioned in Schedule-A;

And whereas, the Government of Maharashtra, in exercise of the powers conferred by sub-section (1) of Section 4 of the said Act, has constituted the “Regional Planning Board” (hereinafter referred to as “the said Board”) for preparation of the said Proposed Regional Plan for the said Region as mentioned in Schedule-A;

And whereas, the said Board, for the said Region after carrying out the necessary surveys and preparing the existing-land-use Map of the said Region, prepared and published a Draft Regional Plan of the said Region (hereinafter referred to as “the said Draft Regional Plan”) in accordance with provisions of sub-section (1) of Section 16 of the said Act, and a notice to that effect was published in the *Maharashtra Government Gazette*;

And whereas, the said Board, for the said Region after considering the report of the Regional Planning Committee appointed by it under sub-section (3) of Section 10 of the said Act, for the purpose of hearing any suggestions and objections received in respect of the said Draft Regional Plan, modified the said Draft Regional Plan in accordance with the provisions of Section 16 of the said Act and submitted such modified Draft Regional Plan together with the Report of the Regional Planning Committee and connected documents, Plans, Maps, Charts and Report for approval to the Government on dates mentioned in Schedule-A under sub-section (1) of Section 15 and sub-section (4) of Section 16 of the said Act Region (hereinafter referred to as “the said 11 express Draft Regional Plans”);

And whereas, the Government of Maharashtra now considers it expedient to approve the said 11 express Draft Regional Plan along with the Development Control Regulations as submitted by the Regional Planning Board for the said Region with certain Modifications, specified in Schedule-B appended hereto;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 15 of the said Act and rule 7 of the Maharashtra Regional Planning Board Rules, 1967 (hereinafter referred to as “the said Rules”) and all other powers enabling it in that behalf, the Government of Maharashtra hereby;

(a) Accord sanctions to the said 11 express Regional Plans for the said Region as mention in Schedule-A along with Development Control and Promotion Regulations submitted with certain Modifications as specified in Schedule-B appended hereto. Rest of the Regulations and special provisions are sanctioned as submitted;

(b) Fixes the date after one month of the publication of this Notification in the Maharashtra Government Gazette to be the date on which the said sanction to the “Final Regional Plan of the said Region.” shall come into force.

परिशिष्ट-अ

SCHEDE-A

Sr. No.	Name of the Division	Name of the Region	Constitution of Region	Constitution of Regional Planning Board	Date of Publication of Draft Regional Plan	Date of Submission of Draft Regional Plan to Government
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Nagpur Division	Wardha	Government Notification No. TPS-1816-994	Government Notification No. TPS-1816-994	08-03-2017	07-08-2017
2		Bhandara	CR-516-16-	CR-516-16	14-03-2017	07-08-2017
3		Gondia	Region-UD-13, dated	Region-UD-13, Dated	03-03-2017	07-08-2017
4	Nashik Division	Dhule	14-07-2016	15-07-2016	23-02-2017	05-07-2017
5		Nandurbar			04-03-2017	18-07-2017
6	Aurangabad	Parbhani			09-03-2017	05-08-2017
7	Division	Beed			09-03-2017	14-07-2017
8		Hingoli			09-03-2017	15-07-2017
9		Usmanabad			01-03-2017	14-07-2017
10	Amravati	Yavatmal			15-03-2017	05-08-2017
11	Division	Buldhana			17-03-2017	04-08-2017

परिशिष्ट-ब

SCHEDE-B

Development Control & Promotion Regulations for Regional Plan Area in Maharashtra Sanctioned by the Government *vide* Notification No. TPS-1812-157-CR-71-12, Reconstruction No. 34-12-RP-UD-13, dated 21-11-2013 along with modifications sanctioned by Government from time to time shall be applicable. Also, Clarification given by the Director of Town Planning, Maharashtra State, Pune under the provision of Section 46 in respect of some regulations shall also be applicable. In addition to this, Special Regulations mentioned in Annexure-1 and Annexure-2 of the report shall also be sanctioned subject to the following modifications.—

(A) Following Modifications are Sanctioned in Respective Regulation Mention in Annexure-1:—

M-1- The Regulation in Respect of Integrated way side amenities and Star Category Hotels allowed in Agriculture/No Development Zone as mention in Annexure-1 is sanction subject to the following Modifications.—

(a) Integrated way side amenities shall be allowed on Major District Road and above Also this amenity is allowed on existing road having width 18.00 mt. and above.

(b) Two star and above category hotels shall be permissible on Major District Road and above Also this amenity is allowed on existing road having width 18.00 mt. and above.

(c) Rest of the condition as per respective Regulation as mentioned in Annexure-1.

M-2- The Regulation in Respect of Industrial Use allowed in Agriculture/No Development Zone as mention in Annexure-1 is sanction subject to the following Modifications.—

(a) In the Regulation of Industrial use allowed in Agriculture/No Development Zone, the term bonafide industrial shall include any service industries, agro based industries, other industries which are as it is permissible in Industrial Zone.

(b) In the Regulation of Industrial use allowed in Agriculture/No Development Zone, the basic FSI shall be considered as 0.20. Considering this the additional FSI shall be granted as mentioned below.—

Width of Road abutting the Plot of Land (1)	Additional FSI (2)	Maximum Permissible FSI (3)
Road having width of 12.00 mt. but less than 18.00 mt.	0.60	0.80
Road having width of 18.00 mt. and above.	0.80	1.00

(c) Rest of the condition as per respective Regulation as mentioned in Annexure-1.

M-3- Mobile Tower Policy - Regulations for setting up of Telecommunication Cell Site (s)-Base Stations(s) in installation of the equipment for Telecommunication Network in the State of Maharashtra as mentioned in Annexure-1 shall be as per the policy sanctioned for other Regional Plan *vide* Notification No. TPS-1810-1975-CR ,New-65-12-RP-UD-13, dated 04-03-2014.

M-4- Special Township Policy - Regulations for development of Integrated Township Policy in the State of Maharashtra as mentioned in Annexure-1 is replaced and shall be as per the policy sanctioned for the Regional Plan *vide* Notification No. TPS-1816-CR-368-15-20(4)-UD-13, dated 09-11-2016.

(B) Following Modifications are Sanctioned in Respective Regulation Mentioned in Annexure-2:-

Annexure-2 in respect of sepcial regulation of the report is replaced with the following revised Annexure-2.

ANNEXURE-2

Special Regulations

M-5- Following Regulation No. 6.9 is added after existing regulation No 6.8 :-

6.9- Solid Waste Disposal shall be the responsibility of owner/developer and condition to that effect shall be incorporated in development permission to achieve zero discharge.

M-6- Regulation No. 13.3.11 regarding Amenity Space is replaced by follwing regulation :-

Provision for Amenity Space-

(a) In Residential layout or sub-division of land more than 0.4 ha. (excluding the area under R.P. roads or road widening) in area or subdivision under Group Housing Scheme, an area admeasuring not less than 10 % of the toal area of the land, shall be reserved, in addition to 10 % area required as open space in layout or sub-division, for Amenity Space.

(b) Following users shall be permissible in the Amenity Space (1) Educational facilities, (2) Recreational facilities like Play ground, Garden, Park, Childern's play ground, Sports complex, Stadium, Club House etc. (3) Multipurpose hall, (4) Convention Centres, (5) Cultural Centres, (6) Post offices, (7) Library, (8) Dispensary, Maternity Home, Hospital, (9) Police Station, (10) Fire Brigade, etc. (11) parking (12) Additional Public utility users with the permission of Director of Town Planning.

(c) Amenity space may be developed by Collector/Future Planning Authority/ Land owner/ Developer subject to following :-

Development of amenity space be carried out by the Authority, or the owner may be allowed to develop the same for the amenities as per priorities mentioned here in below, if allowed to do so by the respective Authority.

The priority for development of particular amenity in particular Residential area shall be decided by the Authority. If the Respective Authority is of the opinion that the amenity space is required to be developed for Playground, Garden, Park, Primary School, Hospital, Dispensary, Fire Brigade Station, Police Station, Parking and like other services etc. then, such amenity space shall be handed over to the respective Authority and the Authority shall develop for the said purpose. If the Respective Authority is of the opinion that, the amenity space is not required for above mentioned purpose then on satisfaction that the proposal is in public interest he may allow the owner to develop the same for the other amenities mentioned in this regulation.

Provided that, it shall not be necessary to provide such Amenity space, if the land is proposed to be developed for IT or ITES users only and having area upto 2.00 Hectare.

Provided further that, if the amenity space is less than 200 sq.m. in area and not suitable for creation of amenity, then, Respective Authority may instead of open land insist for amenity space in the form of built up area equal to 50% of amenity space as decided by the Authority. This built up amenity space preferable on ground floor and to be used by the general public as per the terms and conditions decided by the Authority.

Provided further that, this regulation shall not be applicable where entire development permission is for amentities specified in definition of amenity space.

Provided further that, this regulation shall not be applicable for revision of earlier sanctioned valid development permission granted under the regulations in force prior to these regulations, where no such amenity space is provided in earlier sanctioned development permission.

However, if some amenity space is provided in the earlier permission, then quantum of such amenity space in the revised permission.—

(i) shall be limited to the area provided in earlier permission.

(ii) shall not be reduced even though area of such amenity space is more than what is specified in this regulation.

Provided that, the amenity spaces which are earmarked in the layout tentatively or finally sanctioned earlier and not developed so far, may also be allowed to be developed as mentioned in this regulation.

Provided that such amenity space shall not be required in case of permission governed under I to R Regulation No. 22.4.2.1(v).

Provided further that where provisions in the Regional Plan or Zero Plan or any other plan has a provision of amenity space more than what is stipulated in this regulation, then amenity space as required under such plan shall prevail and in that case amenity space as per this regulation shall not be required.

M-7- Following new uses are permissible in Agriculture/No Development Zone :-

(a) Roads & Bridges, Railways, Ropeway, Underground pipelines, Cables & like purpose in any zone. If any road/ring road/express way declare by the State or Central Highway Authority, the alignment of such declared road shall be deemed to be the part of the Regional Plan and for this procedure under Section 20 of MRTP Act, 1966 is not necessary.

(b) All projects of public interest undertaken by Central & State Government, bodies or public authorities controlled by the Government.

(c) The layout already approved/development permission already granted which are valid as per the provisions of DCR, shall be entitled for development subject to use and FSI of respective use of earlier permission.

(d) Residential Development adjacent to *Gaonthan* in Rural area.

The Residential Development along the periphery of *Gaonthan* boundary shall be permissible as per the criteria given below.—

Sr. No. (1)	Category of Village (Populations as per latest census) (2)	Development allowed (3)
1	Up to 5000	500 M
2	Above 5000 and upto 10000	750 M
3	Above 10000	1000 M

Note :— The population shall be considered as per the latest census.

Such development may be permitted on payment of premium of the total area of land. Such premium shall be calculated considering 15% rate of the said land as prescribed in the Annual Statement of Rates of the year granting such developments. Such premium shall be deposited in the concerned Authority/Branch Office of the Town Planning Department for crediting the same into the Government Treasury. Such premium charges shall be recovered at the time of tentative approval of the Development permission.

Provided that, where more than 50% of area of the Survey Number/Gat Number is covered within the above peripheral distance then the remaining whole of such Survey Number/Gut Number within one ownership shall be considered for development on payment of premium as above.

Where tentative development permission is already granted before publication of Regional plan and final approval is yet to be granted, then in such cases premium charges shall not be recovered at the time of final approval.

Provided also that for the area which are converted into Municipal Councils/ *Nagpar Panchayat* within the Regional Plan (under the provision of Maharashtra Municipal Council, *Nagarpanchayat* and Industrial Township Act, 1965), such premium shall be calculated considering 5% rate of the said land as prescribed in the Annual Statement of Rates of the year while granting such Residential Development (without considering the guidelines therein). Out of this premium, 50% premium shall be deposited with the concerned Planning Authority and remaining 50% shall be deposited in the local branch office of Town Planning.

However such development should not be permitted on lands which deserve preservation or protection from Environmental considerations *viz.* Hills and Hill tops and within the required Buffer Zone/ prohibited Zone from river, lakes and reservoirs of minor and major project of water resource department.

Provided further that, this regulation shall also be applicable for villages which are covered in growth center/peripheral plan area till such growth center/peripheral plans are prepared and published. For the villages for which growth center/peripheral plan are prepared and published, this regulation shall not be applicable.

Provided also that this regulation shall also be applicable to all declared Notified *Gaathan* under MLRC irrespective of its position shown on Regional Plan or not.

(e) Residential Development along National & State Highways.—

(This provision is kept in Abeyance)

(f) Development in *Gairan* Lands/Government Lands.—

Developments/Construction in *Gairan* Lands/Government Lands is permissible for any public purpose for Central & State Government/Departments Projects including rehabilitation in any zone. In such cases FSI shall be as applicable for PSP zone.

Note.—The premium charges mentioned in the above regulation shall not be applicable, if the work is undertaken by Central or State Govt. or public authorities controlled by it.

(g) Regulations for development of tourism and hospitality services under Community Nation Conservation around wildlife sanctuaries and national parks.

Government in Urban Development Department *vide* Resolution No. TPS-1816-CR-563-16-Section-20(4)-UD-13 dated 20th September 2017 has granted final sanction to this Policy. The finally sanctioned Policy is as under.—

Applicability—These regulations shall apply to the privately owned (not applicable to forest land) lands falling in Agriculture/No Development Zone situated within 5 km distance from the boundaries of wildlife sanctuaries and National Parks in the State of Maharashtra. The provisions of existing Regional Plans/Development Plans will prevail over these regulations, wherever lands are earmarked for urbanisable zones in such plans.

Regulation—For the lands situated within 5km distance (or up to a limit of notified ecosensitive zone, whichever is more) from the boundaries of wildlife sanctuaries and national parks, if the land owner applies for development permission, for development of eco-tourism, nature tourism, adventure tourism, same may be allowed; provided the land under consideration has minimum area of one hectare in contiguous manner.

Permissible users and built up area—The users permissible in Agricultural Zone/No Development Zone area shall be as follows.—

(a) Agriculture, Farming, Development of wild animal shelters, plantation and allied uses.

(b) Tourist homes, Resorts, Hotels etc. with Rooms/suites, support areas for reception, kitchen, utility services etc. along with ancillary structures like covered parking, Watchman's quarter, guard cabin, landscape elements, and only one observation tower per tourist resort up to the height of 15 mt. with platform area up to 10 sq.mt. in permanent/semi-permanent structural components.

The norms for buildings will be as follows.—

(i) The construction activities shall be as per Zonal Master Plan of the concerned protected area.

(ii) The maximum permissible total built up area shall not exceed 10% of gross area with only G+1 structure having height not more than 9 mt. and it should blend with surrounding.

(iii) The Fencing/fortification may be permissible for only 10% of total land area around built up structures in the form of chain link without masonry walls thereby keeping the remaining area free for movement of wildlife.

(iv) Tourism infrastructure must conform to environment friendly, low height, aesthetic architecture, natural cross ventilation; no use of asbestos, no air pollution, minimum outdoor lighting and merging with the surrounding landscape. They should generate at least 50% of their total energy and fuel requirement from non-conventional energy sources like solar and biogas, etc.

(v) The owner shall establish effective sewage disposal and recycling system during the construction and operational phase of the development No. 1 ltr. of sewage shall go into the natural stream.

if in cases, where lack of compliance is observed, the concerned authority should issue a notice to the resort owner/operator for corrective action within 15 days, failing to do so or having not been satisfied with the action taken or reply/justification received, any decision to shut down the unit may be taken, by the respective authority.

(vi) The owner shall establish effective systems for collection, segregation, composting and/or reuse of different types of solid waste collected during the construction and operational phase of the development.

(vii) The Plastic components used within the area shall be recycled; failing which the resort shall be closed down within 48 hours.

(viii) Natural streams/slops/terrain shall be kept as it is, except for the built-up area.

(ix) On the area other than 10% area, only local trees shall be planted and only natural vegetation shall be allowed.

(x) For the development of such type already taken place, Condition no. (iii) above shall be applicable retrospectively to the extent of restricting the fencing and keeping the remaining area free for movement of wildlife.

(xi) While allowing such development, principles given in the National Tiger Conservation Authority, New Delhi Notification No. 15-31-2012-NTCA, dated 15-10-2012 published in the Gazette of India Ext. pt. III S-4 dated 08-11-2012 and Government of Maharashtra as amended time to time shall be used as guidelines.

(xii) All regulations prescribed in Eco-Sensitive zone Notification of concerned National Park/ Wildlife Sanctuary should be strictly followed and all clearances required should be taken.

(h) Film studios at appropriate location having ground floor structure only with the built up area not exceeding 12.5% of the gross plot area excluding Regional Plan roads & any regional plan proposal with the condition that proper landscaping is done & trees are planted at the rate of 400 trees per hectre.

(i) Mangal Karyalaya/Lawns.—

(a) Minimum area for Mangal Karyalaya shall be 0.40 Hect. with FSI of 0.20. It may be permitted along with essential guest rooms, not exceeding 30% of area of Mangal Karyalaya. Area for Parking shall be 40% of gross area, which shall be properly earmarked and bounded by bifurcating wall.

(b) Lawns for ceremony shall be 0.80 Ha. with FSI of 0.20. Area for parking, shall be 40% of gross area.

(c) The plot shall about on road having width of minimum 15m.

(d) Such user shall be allowed only on payment of premium at the rate of 10% of the land rate as per ASR of the respective year.

(j) With the prior approval of the Authority/Collector, manufacturing of Fireworks/ Explosives and Storage of Magazine/Explosives may be permitted beyond 2 Km of *Gaothan* Settlement/*Gaothan* Boundary subject to No Objection Certificate from the Chief Controller of Explosives. Also the conditions imposed regarding distance of existing and proposed development other than *Gaothan* from the site shall be mandatory to the concerned as specified by the Explosive Department.

M-8 - The development in command area shall be permissible subject NOC and payment of restoration charges, if any to Irrigation Department.

M-9 - Uses Permissible in Forest Zone.

The development as may be required by the Ministry of Forests or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry/Department of Forest or its Authorities.

M-10 - Uses Permissible in Defence Zone.

The Development as may be required by the Ministry of Defence or its Authorities, as per their requirements, shall only be permissible on the lands owned & possessed by the Ministry of Defence or its Authorities.

M-11 - Width of Roads to be considered while granting Development Permissions.—

Sr. No (1)	Category of Road (2)	Width (3)	Remarks (4)
1	National Highways	60 m.	Width inclusive of 12.00 mt. wide Service Road on both sides.
2	State Highways	45 m.	Width inclusive of 9.00 mt. wide Service Road on both sides.
3	Major of District Roads	24 m.	No Service road required.
4	Other District Roads	18 m.	No Service road required.
5	Road Village to Village	15 m.	No Service road required.

Note :—

(1) If the width of any existing road above is more than width specified in the table above, then the grater width shall prevail.

(2) The above widths of road and service roads are subject to vary according to guidelines or circulars issued by the respective department time to time.

(3) The development permission along the above classified roads shall be granted considering the total width of Roads.

M-12 - Area Specific Zones & Regulations.

List of activities prohibited or to be regulated within the Eco-sensitive Zone shall be governed by the Environment (Protection) Act, 1986. The boundaries of the designated or Notified as Eco-sensitive Zone in respect of Bird Sanctuary, Wildlife Sanctuary and other project shall be as per the final notification issued under Environment (Protection) Act 1986. All conditions regarding designations, development including Buffer Zone mentioned in respect Act shall be applicable.

M-13 -Draftsman's errors which are required to be corrected as per actual situation on site or as per Survey Records, sanctioned layout etc. shall be corrected by the concerned District Collector, after due verification and prior approval of concerned Divisional Joint Director of Town Planning.

M-14- Drafting errors if any regarding Private Lands shown by mistake in the restrictive zone such as defence zone, forest zone, command area etc. shall be corrected after due verifications of records and situation on ground by the concerned District Collector/Authority with prior approval of Divisional Joint Director of Town Planning. In such case such Private Lands will be included in the adjacent zone.

M-15- Regulation for development around natural lake, along river and reservoir etc.—

Notwithstanding anything contained in these regulations, Development shall not be permitted on the lands falling within.

(a) The belt of 200 m. from the edge of natural lakes;

(b) The belt of 30m. from the edge of river along both the side, if HFL is not available and if HFL is available then such 30 m. distance shall be measured from the HFL;

(c) The belt of 500m. from full reservoir levels of the medium and large reservoirs developed by the Water Resources Department;

However, the above distances may be relaxed by the concerned authority subject to no objection certificate from the Irrigation Department and MPCB Department.

M-16- Regulation for development near historical / declared monuments.

(a) The Restrictions for Development in the vicinity of the declared monuments as prescribed under the Ancient Monuments and Archaeological Sites and Remains Act, 1958 shall be observed.

(b) The Restrictions for Development in the vicinity of the ancient monuments as prescribed under the Ancient monuments and Archaeological Sites and Remains Act, 1960 shall be observed.

M-17- Area specific Zones & Regulations— Following Regulations for development purpose shall be applicable for the areas affected by the LIGO project within Regional Plan of Hingoli, Jalna, Buldhana, Washim, Yavatmal Nanded.—

(i) Within the distance of 15 km. from the boundary of the site, No New Railway Line shall be proposed.

(ii) Within the distances of 5Km from the bounday of the site No Classified roads, MDR & above etc. shall be newly proposed & upgradation of existing roads will not be treated as new road.

(iii) Within the distance of 5 km. to 30 km, from boundary of the site, no reciprocating activity, requiring the use of sustained heavy equipments including mining, blasting or such other similar activities shall be allowed, requiring more than 20 HP Power.

(iv) Within the distance of 15 km. from boundary of the site, no Power Plant Machinery, Rock crushers, Heavy Machinery, Wind Mill should be allowed.

(v) Within the distance of 5 km. from boundary of site, no non reciprocating (rotating) power plant machinery and industrial machinery shall be allowed.

(vi) Within the distance of 60 km. from the boundary of the site, no New Airport shall be proposed.

Note :— Any more clarification or exemption or certain information is required, then permissions shall be referred to the LIGO India authorities (at local office) before final Grant of permission. The Development Control Regulations as amended from time to time, by the Department of Atomic Energy, Govt. Of India, shall be applicable as it is for this LIGO-India Project.

M-18- Regarding committed Development- Any development permission granted or any development proposal for which tentative or final approval has been recommended by the concerned Town Planning Office and is pending with the concerned Revenue Authority for demarcation or for final N A before publication of draft RP (Date of resolution of the RP Boards for the publication) shall be ना-एक-अ-५ (१५७३).

continued to be valid for that respective purpose along with approved Floor Space Index. Provided that it shall be permissible for the owner to either continue with the permission in *toto* as per such earlier approval for that limited purpose under erstwhile regulation or apply for grant of revised permission under the new regulations. However, in such revision of cases, the premium if any shall not be applicable; for the originally approved land use and FSI.

M-19- The private or rental premises designated in Public-Semipublic Zone will continue to be in such zone as long as Public-Semipublic user exists. If such user is shifted or closed then the Authority shall allow development permission on such land considering adjoining predominant land use zone, after due verification and by an order in writing.

M-20- Existing boundaries of the establishments like MIDC, NTPC Thermal Power Station, Defence Establishment, Reserved Forest etc. shall be corrected by the respective authority in consultation with the concerned Joint Director, Town Planning. If any private property is included within the PSP Zone/Forest Land Use Zone/Defence Zone and if the owner establish the individual ownership of land then the land used adjoining to such zone shall be assigned to piece of such land by the Authority in consultation with Divisional Joint Director, Town Planning.

M-21- Existing Features Shown on Regional Plan— The existing features shown on Regional Plan are indicative and stand modified on Regional Plan as per actual position. Merely mention of particular existing use on Regional Plan, shall not bar the owner from development permission in that zone. Also, the boundaries of S. No., alignment of existing road/nala and other physical features of land shall be as per measurement plan of Land Records Department.

M-22- Growth Centres and Peripheral Plan— The Designated and proposed Growth Centres and the proposed peripheral areas mentioned in the respective Regional Plan report for which the details planning proposal (zone plans) are to be prepared are sanctioned as submitted by the respective Regional Planning Board. The Director of Town Planning, Maharashtra State Pune is authorised to select the additional growth centre, if required, in addition to what is mentioned in respective Regional Plan.

The detail planning proposals for the above proposed growth centres and peripheral areas are to be prepared, published and submitted to the Director or Town Planning, Maharashtra State, Pune by the respective Regional Planning Board under the provisions of MRTP Act, 1966. The powers in respect of sanctions to such Growth Centre and Peripheral Plans Under Section 15 (1) and 15 (2) of the said Act are delegated to Director of Town Planning, Maharashtra State, Pune *vide* Government Notification No. TPS-1816-994-CR-516-16-Delegation of Powers-UD-13, dated 01-01-2018.

This Notification shall also be published on the Government web-site at www.maharashtra.gov.in. (कायदे व नियम) as well as on the website of Directorate of Town Planning www.dtp.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra,

SANJAY SAOJI,
Deputy Secretary.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. १४.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२, दिनांक :१ जानेवारी २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ च्या कलम १७ अन्वयेची नोटीस.

क्रमांक टिपीएस-१८१६-१९४-प्र.क्र. ५१६-१६-नवि-१३-

याद्वारे नोटीस देण्यात येत आहे की, महाराष्ट्र शासनाने नगर विकास विभागाची अधिसूचना क्रमांक टिपीएस-१८१६-१९४-प्र.क्र. ५१६-१६-नवि-१३, दिनांक १-०१-२०१८ द्वारे महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) मधील कलम १५(१) च्या तरतुदीनुसार खालील परिशिष्ट-अ मधिल नमूद केलेल्या प्रदेशातील जमिनींचा नियोजनबद्द /समतोल विकास होण्याच्या दृष्टीने संबंधित प्रदेशाची प्रादेशिक योजना मंजूर केली आहे (यापुढे ज्याचा उल्लेख “अंतिम प्रादेशिक योजना” असा करण्यात आला आहे.)

शासनाने मंजूर केल्याप्रमाणे अंतिम प्रादेशिक योजनेची प्रत लोकांना पाहण्यासाठी खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत उपलब्ध राहील.

(अ) सहायक संचालक, नगर रचना /नगर रचनाकार (संबंधित जिल्ह्याचे).

(ब) जिल्हाधिकारी (संबंधित जिल्ह्याचे).

(क) मुख्य कार्यकारी अधिकारी, जिल्हा परिषद (संबंधित जिल्ह्याचे).

मंजूर प्रादेशिक योजनेची प्रमाणित प्रत किंवा सदर मंजूर प्रादेशिक योजनेच्या प्रतीतील कोणत्याही भागाची प्रमाणित प्रत ही संबंधित जिल्ह्याचे सहायक संचालक, नगर रचना / नगर रचनाकार यांच्या कार्यालयात लोकांना योग्य त्या किंमतीत विक्रीसाठी उपलब्ध राहील.

वरीलप्रमाणे मंजूर केलेली प्रादेशिक योजना ही सदर प्रादेशिक योजना मंजूरीच्या अधिसूचनेच्या दिनांकापासून साठ दिवसांच्या कालावधीनंतर अंमलात येईल आणि या योजनेला संबंधित प्रदेशाची “अंतिम प्रादेशिक योजना” असे म्हणण्यात येईल.

परिशिष्ट-अ

SCEDULE-A

Sr. No.	Name of the Division	Name of the Region	Constitution of Region	Constitution of Regional Planning Board	Date of publication of Draft Regional Plan	Date of Submission of Draft Regional plan to Government
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Nagpur Division	Wardha	Government Notification	Government Notification	08-03-2017	07-08-2017
2		Bhandara	No. TPS.1816	No. TPS-1816	14-03-2017	07-08-2017
3		Gondia	994-CR-516-16	994-CR-516-16	03-03-2017	07-08-2017
4	Nashik Division	Dhule	Region-UD-13, dated	RP Board- UD-13, Dated	23-02-2017	05-07-2017
5		Nandurbar	14-7-2016		04-03-2017	18-07-2017
6	Aurangabad	Parbhani			09-03-2017	05-08-2017
7	Division	Beed			09-03-2017	14-07-2017
8		Hingoli		15-7-2016	09-03-2017	15-07-2017
9		Usmanabad			01-03-2017	14-07-2017
10	Amravati	Yavatmal			15-03-2017	05-08-2017
11	Division	Buldhana			17-03-2017	04-08-2017

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

संजय सावजी,
उप सचिव.

भाग १-अ (ना.वि.पु.) म.शा.रा., अ. क्र. १५.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032, Dated the 1st January 2018.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Notice under Section 17 of the Maharashtra Regional & Town Planning Act 1966.

No. TPS-1816-994-CR-No.516-16-UD-13 .-

Notice is hereby given that the Regional Plan of the said Region as mentioned in Schedule-A has been approved by the Government of Maharashtra under its Notification No. TPS-1816-994-CR-No. 516-16-UD-13, dated 01-01-2018 under the provisions of Section 15 (1) of the Maharashtra Regional & Town Planning Act 1966 ;

A copy of the approved final Regional Plan of the said region as sanctioned by the Government is available for inspection of the public during office hours on all working days in the office of the.—

- (a) Assistant Director of Town Planning /Town Planner of the district.
- (b) Collector of the respective region.
- (c) Chief Executive Officer, Zilla Parishad of the respective region.

A Copy or copies thereof or any extract there from certified to be correct is available for sale to the Public at reasonable prices in the office of the Assistant Director of Town Planning /Town Planner of the District.

The Regional Plan of the said region as approved above shall come into force after sixty days from the date of sanction of this Notification and the same shall be called the "Final Regional Plan of the said region".

परिशिष्ट-अ

SCHEDULE-A

Sr. No.	Name of the Division	Name of the Region	Constitution of Region	Constitution of Regional Planning Board	Date of publication of Draft Regional Plan	Date of Submission of Draft Regional plan to Government
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Nagpur Division	Wardha	Government Notification	Government	08-03-2017	07-08-2017
2		Bhandara	No. TPS.1816	No. TPS-1816	14-03-2017	07-08-2017
3		Gondia	994-CR-516-16	994-CR-516-16	03-03-2017	07-08-2017
4	Nashik Division	Dhule	Region-UD-13, dated	RP Board-UD-13,	23-02-2017	05-07-2017
5		Nandurbar	14-7-2016	Dated	04-03-2017	18-07-2017
6	Aurangabad	Parbhani			09-03-2017	05-08-2017
7	Division	Beed			09-03-2017	14-07-2017
8		Hingoli		15-7-2016	09-03-2017	15-07-2017
9		Usmanabad			01-03-2017	14-07-2017
10	Amravati	Yavatmal			15-03-2017	05-08-2017
11	Division	Buldhana			17-03-2017	04-08-2017

By order and in the name of the Governor of Maharashtra,

SANJAY SAOJI,
Deputy Secretary.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. १६.

नगर विकास विभाग

शिबीर कार्यालय, नागपूर, दिनांक १६ डिसेंबर, २०१७.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्र. टिपीएस-२४९७-४८६-प्र. क्र. ३२२-२०१७-नवि-९.——

ज्याअर्थी, नागपूर प्रदेशाची सुधारित विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधले आहे) चे कलम ३१ (१) अन्वये शासन नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-१७-नवि-९, दिनांक ७ जानेवारी २००० अन्वये भागशः मंजूर व क्र. टिपीएस-२४००-१६२८-प्र.क्र. २००-२०००-नवि-९, दिनांक १० सप्टेंबर, २००१ नुसार अंतिमत: मंजूर करण्यात आलेली असून ती अनुक्रमे दिनांक १ मार्च, २००० व दिनांक २१ सप्टेंबर २००१ पासून अंमलात आलेली आहे, (यापुढे “उक्त विकास योजना” असे संबोधले आहे) तसेच शासन नगर विकास विभागाची अधिसूचना क्र. टिपीएस-२४०१-८५५-प्र.क्र. ७६-नवि-९, दिनांक २७ फेब्रुवारी, २००२ अन्वये सात योजना करीता नागपूर सुधार प्रन्यासला “नियोजन प्राधिकरण” म्हणून घोषीत केलेली आहे ;

आणि ज्याअर्थी, उक्त विकास योजनेत, मौजे वाठोडा येथील खसरा क्र. ११७, ११८, ११९, १२०, १६२/१-क, १६३/१-क, १६३/१-ख, १६२/१-ग, १६२/२-ग, १६३/२-ग, १६३/२ व १६३/२ख क्षेत्र १९ ३९ हेक्टर जागा सार्वजनिक / निमसार्वजनिक वापर, सिव्हेज फार्म व रहिवास विभागात अंतर्भुत आहेत (या पुढे ज्यास “उक्तक्षेत्र” असे संबोधले आहे);

आणि ज्याअर्थी, नागपूर महानगरपालिका त्यांच्या सर्वसाधारण सभेच्या ठराव क्र. ३३६, दिनांक ०६-०२-२०१६ अन्वये उक्त जागा सार्वजनिक / निमसार्वजनिक वापर, सिव्हेज फार्म व रहिवास वापरमधून वगळून “Cattle Stable & Dairy Farm” (नंदग्राम पशु निवारा केंद्र) साठी आरक्षित करण्याकरीता महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१) नुसार सर्व वैधानिक कार्यवाही पूर्ण करून फेरबदल प्रस्ताव (यापुढे “उक्त फेरबदल प्रस्ताव” असे संबोधले आहे) अंतिम मंजुरीसाठी शासनास सादर केलेला आहे ;

आणि ज्याअर्थी, आवश्यक त्या चोकशीनंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचा सल्ला घेतल्यानंतर उक्त फेरबदल प्रस्ताव उक्त क्षेत्र सार्वजनिक / निमसार्वजनिक वापर, सिव्हेज फार्म व रहिवास विभागातून वगळून “Cattle Stable & Dairy Farm” (नंदग्राम पशु निवारा केंद्र) साठी आरक्षित करणेबाबत उक्त फेरबदल प्रस्ताव, मान्य करावा असे राज्य शासनाचे मत झाले आहे ;

त्याअर्थी, आता, उक्त अधिनियमाचे कलम ३७(२) अन्वये अनुंंगाने प्राप्त असलेल्या इतर अधिकारचा वापर करून उक्त विकास योजनेतील उक्त फेरबदल प्रस्तावास काही बदलासह शासन पुढील प्रमाणे मान्यता देत आहे. आणि त्यासाठी उक्त ची विकास योजना मंजुरीची अधिसूचना करण्यात येत आहे.

“उक्त विकास योजना मंजुरीच्या दिनांक ०७-०१-२००० रोजीच्या अधिसूचनेच्या फेरबदल सूचीतील शेवटच्या नोंदीनंतर पुढील नव्या नोंदीचा समावेश करण्यात येत आहे.”

नोंद

“मौजे वाठोडा येथील खसरा क्र. ११७, ११८, ११९, १२०, १६२/१-क, १६३/१क, १६३/१-ख, १६२/१-ग, १६२/२-ग, १६३/२-ग, १६३/२ व १६३/२ख क्षेत्र १९ ३९ हेक्टर क्षेत्र भाग नकाशात दर्शविल्याप्रमाणे, सार्वजनिक / निमसार्वजनिक वापर, सिव्हेज फार्म व रहिवास वापरमधून वगळून “Cattle Stable & Dairy Farm” (नंदग्राम पशु निवारा केंद्र) म्हणून आरक्षित दर्शविणेत येत आहे. आणि यासाठी समुचित प्रधिकरण म्हणून नागपूर महानगरपालिका, नागपूर राहील ”

१. उक्त मंजूर फेरबदल प्रस्तुत अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून अंमलात येईल,
२. उपरोक्त मंजूर फेरबदल दर्शविणारी विकास योजना भाग नकाशाची प्रत मा. आयुक्त, नागपूर महानगरपालिका, नागपूर यांच्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरीकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी उपलब्ध राहील.

सदर अधिसूचना विभागाच्या www.maharashtra.gov.in या संकेत स्थळावर देखील उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (ना.वि.पु.) म.शा.रा., अ. क्र. १७.

URBAN DEVELOPMENT DEPARTMENT

Camp Office, Nagpur, Dated the 16th December, 2017.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No TPS-2417-486-CR-322-2017-UD-9—

Whereas, the Revised Development Plan of Nagpur City has been sanctioned by the Government *vide* Urban Development Department's Notification No. TPS-2496-2643-CR-300(A)-97-UD-9, Dated the 7th January, 2000 and finally sanctioned the Government *vide* Notification No. TPS-2400-1628-CR-200-2000-UD-9, Dated 10th September, 2001 & has come into force with effect from the 1st March, 2000 & 21st September, 2001 (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as "the said Act") Also Nagpur Improvement Trust has been declared as "Planning Authority" for the 7 Improvement Scheme being implemented by the Nagpur Improvement Trust Government *vide* Notification No. TPS-2401-855-CR-76-2000-UD-9, Dated 27th February, 2002;

And whereas, in the said Development Plan, the lands bearing Kh. No. 117, 118, 119, 120, 162/1-K, 163/1-K, 163/1KH, 162/1G, 162/2G, 163/2-G, 163/2 & 163/2-KH of Mouze Wathoda admeasuring 19.39 Hector is included in Public / Semi Public zone, Sewerage farm & Residential Zone (hereinafter referred to as "the said Land") ;

And whereas, the Nagpur Municipal Corporation *vide* its General body Resolution No. 336 of the Dt. 06-02-2016 after following all the legal formalities stipulated under Section 37 (1) of the Maharashtra Regional and Town Planning Act, has submitted to the Government for its sanction a modification proposal so as to delete the said Land from Public / Semi Public Zone, Sewerage Farm and Residential Zone and to reserve the same for "Cattle Stable & Dairy Farm" (Nandgram Pashu Niwara kendra) (hereinafter referred to as "the said modification proposal") ;

And whereas, after making necessary enquiries and consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the said Land should be deleted from Public / Semi Public Zone, Sewerage Farm and Residential Zone and should be reserved for "Cattle Stable & Dairy Farm" (Nandgram Pashu Niwara Kendra) and for that purpose Modification should be sanctioned ;

Now, therefore, in exercise of the powers conferred on it under Section 37 (2) of the said Act, the Government hereby sanction the said Modification proposal and for that purpose amends the said Development Plan as follows ;

"In the schedule of Modification appended to the Notification dated 7th January, 2000 sanctioning the said Development plan, the following new entry shall be added after the last entry".

ENTRY

"Lands bearing Kh. No. 117, 118, 119, 120, 162/1-K, 163/1-K, 163/1KH, 162/1G, 162/2-G, 163/2-G, 163/2 & 163/2-KH of Mouze Wathoda admeasuring 19.39 Hector are deleted from Public / Semi Public zone, Sewerage farm & Residential Zone and reserved for "Cattle Stable & Dairy Farm" (Nandgram Pashu Niwara Kendra) as shown on the part plan and Appropriate Authority shall be the Nagpur Municipal Corporation."

1. The above said sanctioned modification shall come into force from the date of publication of the Notification in the *Official Gazette*.

2. A copy of the part plan of the aforesaid sanctioned modification shall be available for public inspection in the office of the Nagpur Municipal Corporation during office hours on all working days for a period of one month.

This Notification shall also be available on the urban Development Department's web site www.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,
Desk Officer.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. १८.

नगर विकास विभाग,

मंत्रालय, मुंबई-४०० ०३२, दिनांक ०५ जानेवारी २०१८.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६.

क्र. टिपीएस-२४९६-प्र. क्र. १२२-२०१६-नवि-९.——

ज्याअर्थी, भारतीय संविधानाच्या अनुच्छेद २४३-त मधील खंड (ग) आणि महाराष्ट्र महानगर नियोजन समिती (रचना व कामे) अधिनियम, १९९९ (१९९९ चा महा. पवा) चे कलम २ (ग) मधील तरतुदीनुसार प्राप्त अधिकारांचा वापर करून, नगर विकास विभाग अधिसूचना क्र. टिपीएस-१८९९-१९९९-प्र.क्र.८०-१९-नवि-१३, दि. २३ जुलै, १९९९ अन्वये अधिसूचनेसोबत जोडलेल्या परिशिष्टात नमूद, नागपूर शहर व त्याबहेरील विशिष्ट क्षेत्र, भारतीय संविधानाच्या भाग-९क मध्ये नमूद प्रयोजनासाठी, “नागपूर महानगर क्षेत्र” म्हणून घोषित करण्यात आले आहे (यापुढे उक्त “नागपूर महानगर क्षेत्र” असे संबोधले आहे);

आणि ज्याअर्थी, उक्त नागपूर महानगर क्षेत्राचा सुयोग्य व नियोजनबद्धरितीने विकास होण्यासाठी महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (१९६६ चा महा. ३७ वा) (यापुढे “उक्त अधिनियम” असे संबोधिले आहे) चे कलम ४० (१) व (१ख) अन्वये प्राप्त अधिकाराचा वापर करून शासन नगर विकास विभाग अधिसूचना क्र. टिपीएस-२४०९-२८९०-प्र.क्र.३५६-नवि-९, (यापुढे “उक्त अधिसूचना” असे संबोधले आहे) दि. ३१ ऑगस्ट, २०१० अन्वये उक्त अधिसूचनेसोबत जोडलेल्या परिशिष्टात नमूद अधिसूचित क्षेत्रासाठी विशेष नियोजन प्राधिकरण म्हणून नागपूर प्रन्यास अधिनियम, १९३६ (सन १९३६ चा मध्य प्रांत व व-हाड अधिनियम क्र. ३६) नुसार गठीत झालेला नागपूर सुधार प्रन्यासची नियुक्ती करण्यात आलेली आहे ;

आणि ज्याअर्थी, उक्त महानगर क्षेत्र उक्त अधिनियमाचे कलम ४२क व ४२घ मधील अधिकाराचा वापर करून नगर विकास विभागाकडील अधिसूचना क्र. टिपीएस-२४७३-४५१-प्र.क्र.२३१-नवि-९, (यापुढे “उक्त दुसरी अधिसूचना” असे संबोधले आहे) दि. २३ डिसेंबर, २०१४ अन्वये उक्त दुसरी अधिसूचनेसोबत जोडलेल्या अनुसूचित नमूद उक्त नागपूर महानगर क्षेत्र, हे विकास क्षेत्र म्हणून घोषित करून उक्त विकास क्षेत्रासाठी नागपूर सुधार प्रन्यास नागपूर यांची क्षेत्र विकास प्राधिकरण म्हणून नियुक्ती केली आहे. (यापुढे जिचा उल्लेख “उक्त क्षेत्र विकास प्राधिकरण” असा करण्यात आला आहे) ;

आणि ज्याअर्थी, शासनाने महानगर क्षेत्र म्हणून घोषित केलेल्या विविक्षित क्षेत्राच्या उचित, सुव्यवस्थीत व शिश्व विकास इत्यादी तदनुषंगीक बाबीसाठी तरतुद करण्याकरीता महाराष्ट्र महानगर प्रदेश विकास प्राधिकरण अधिनियम, २०१६ अधिनियमीम केला आहे (यापुढे उक्त “महानगर प्रदेश विकास अधिनियम” असा उल्लेख करण्यात आला आहे) ;

आणि, ज्याअर्थी, महाराष्ट्र शासनाने दि. ०४ मार्च, २०१७ ची अधिसूचना क्र. एनएमआरडी. ३३१६-प्र.क्र.५५-नवि-७ अन्वये उक्त प्रदेश विकास अधिनियमाचे कलम ३ चे उप कलम (१) आणि उक्त अधिनियमाचे कलम ४२क व ४२घ अन्वये प्राप्त अधिकाराचा वापर करून उक्त दुसरी अधिसूचना विखंडीत करून उक्त नागपूर महानगर क्षेत्रासाठी विकास प्राधिकरण म्हणून नागपूर महानगर प्रदेश विकास प्राधिकरणाची स्थापना केलेली आहे (यापुढे “उक्त ना.प्र.वि.प्रा.” असा उल्लेख करण्यात आला आहे) ;

आणि ज्याअर्थी, उक्त ना.प्र.वि.प्रा. क्षेत्राचा उवित, सुव्यवस्थित विकास होण्यासाठी उक्त अधिनियमाच्या कलम ४०(१) अन्वये उक्त क्षेत्र “अधिसूचित क्षेत्र” म्हणून विर्निदिष्ट करणे इष्ट असल्याचे महाराष्ट्र शासनाचे मत झाले असून अशा अधिसूचित क्षेत्रासाठी विशेष नियोजन प्राधिकरण म्हणून उक्त ना.प्र.वि.प्रा. ची नियुक्ती करणे आवश्यक झाले आहे ;

त्याअर्थी, आता, महाराष्ट्र शासन उक्त अधिनियमाचे कलम ४०(१)(घ) अन्वये व या अनुषंगाने प्राप्त व इतर अधिकाराचा उपयोग करून—

(क) सोबत जोडलेल्या परिशिष्टात नमूद क्षेत्रामधून स्थानिक नियोजन प्राधिकरण व विशेष नियोजन प्राधिकरणाचे क्षेत्र वगळून “अधिसूचित क्षेत्र” म्हणून विर्निदिष्ट करीत आहे.

(ख) शासनाचे दि. २३-१२-२०१४ च्या अधिसूचनेद्वारे नागपूर सुधार प्रन्यास यांची उक्त महानगर क्षेत्रासाठी “विशेष नियोजन प्राधिकरण” म्हणून केलेली नियुक्ती रद्द करून नागपूर महानगर प्रदेश विकास प्राधिकरणाची उपरोक्त क येथे नमूद “अधिसूचित क्षेत्रासाठी” विशेष नियोजन प्राधिकरण म्हणून नियुक्ती सदर प्राधिकरण रथापन झाल्याच्या दिनांकापासून म्हणजे दि. ०४-०३-२०१७ पासून करित आहे;

(२) प्रस्तुतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून उपरोक्त अधिसूचित क्षेत्रात कार्यरत असलेले कोणतेही नियोजन प्राधिकरण, विशेष नियोजन प्राधिकरण किंवा नवनगर विकास प्राधिकरण यांचे असे कार्य संपुष्टात येईल.

परिशिष्ट

नागपूर महानगर प्रदेश विकास प्राधिकरणाला विशेष नियोजन प्राधिकरण म्हणून अधिसूचित करण्यात यावयाचे क्षेत्र

सदरचे क्षेत्र हे पुढील सिमांमध्ये असलेल्या नागपूर जिल्ह्यातील नागपूर ग्रामीण हिंगणा, पारशिवारी, मौदा व कामठी तालुक्यांचे संपुर्ण क्षेत्र, सावनेर, कळमेश्वर, उमरेड व कुही तालुक्यांचे भागशः क्षेत्र या मिळून होईल. (मात्र उक्त क्षेत्रातून नागपूर महानगरपालिका, कामठी नगर परिषद, कळमेश्वर नगर परिषद, कामठी कटक मंडळ व महाराष्ट्र विमानतळ विकास कंपनीला विशेष नियोजन प्राधिकरण म्हणून अधिसूचित केलेले क्षेत्र तसेच घोषित नगर पंचायत क्षेत्र आणि एमआयडीसी बुटीबोरी, हिंगण यांचे क्षेत्र वगळण्यात आले आहे.

पश्चिम :- नागपूर ग्रामीण तालुक्यातील मौजा आष्टीची दक्षिण हद्द ते हिंगणा तालुक्यातील मौजा गोठणगावाची उत्तर हद्द ते नागपूर ग्रामीण तालुक्यातील मौजा बंधाराची पूर्व हद्द ते मौजा व्याहाडची उत्तर हद्द ते कळमेश्वर तालुक्यातील मौजा बोरगांव (खुर्द) ची उत्तर हद्द ते पारशिवनी तालुक्यातील उत्तर पश्चिम हद्दीपर्यंत.

उत्तर :-पारशिवनी तालुक्याच्या उत्तर - पश्चिम हद्दीपासून ते मौजा निमखेडाची पूर्व हद्द त. मौदा तालुक्यातील मौजा खापरखेडाच्या पूर्व हद्दी पर्यंत.

पुर्व :-मौदा तालुक्यातील मौजा खापरखेडाची उत्तर हद्द ते मौजा कोटगावच्या दक्षिण हद्दीपर्यंत.

दक्षिण :-मौदा तालुक्यातील मौजा कोटगावची दक्षिण हद्द ते मौजा मेहरखेडीची पश्चिम हद्द ते कामठी तालुक्यातील मौजा शिवनीची दक्षिण हद्द ते कुही तालुक्यातील मौजा मोहलिची दक्षिण हद्द ते उमरेड तालुक्यातील मटकाझरीची दक्षिण हद्द ते नागपूर ग्रामीण तालुक्यातील मौजा आष्टाच्या दक्षिण हद्दीपर्यंत.

टीप :-उपरोक्त अधिसूचित क्षेत्र व त्याच्या सिमा दर्शविणारा नकाशा खालील कार्यालयांत जनतेच्या अवलोकनार्थ ठेवण्यात आला आहे.

- (क) विभागीय आयुक्त, नागपूर विभाग, नागपूर.
- (ख) महानगर आयुक्त, नागपूर महानगर प्रदेश विकास प्राधिकरण, नागपूर.
- (ग) सह संचालक, नगर रचना, नागपूर विभाग, नागपूर.

महाराष्ट्राचे राज्यपाल यांच्या नांवाने व आदेशानुसार,

रा. शा. चौहान,
कक्ष अधिकारी.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. १९.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya Mumbai-400 032, Dated 05th January, 2018.

THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.—

No TPS-2416-CR-122-2016-UD-9.—

Whereas, *vide* the Government in Urban Development Department Notification No. TPS-1899-1191-C.R.80-99-UD-13, Dated the 23rd July, 1999, issued in exercise of the powers conferred by clause (c) of Article 243-P of the Constitution of India read with clause (c) of Section 2 of the Maharashtra Metropolitan Planning Committees (Constitution and Functions) ardinance, 1999 which was later replaced by the Maharashtra Metropolitan Planning Committees (Continuance of Provisions) Act, 1999 (Mah. V of 2000), a certain area, in and around the City of Nagpur, as specifically described in the Schedule appended to the said Notification, has been declared as “Nagpur Metropolitan Area” for the purposes of Part IX-A of the Constitution of India (hereinafter referred to as “the said Nagpur Metropolitan Area”);

And wherease, for well planned and proper development of the said Nagpur Metropolitan Area, in exercise of the powers of the conferred by Section 40(1) & (1B) of the Maharashtra Regional Town Planning Act, 1966 (Mah.XXXVII of 1966) (hereinafter referred as the MRTP Act.) The Urban Development Department has issued the Notification No. TPS-2409-2890-C.R.356-UD-9, 31st August, 2010, (hereinafter referred to as “the said Notification”) and appointed the Nagpur Improvement Trust constituted under the Nagpur Improvement Trust Act, 1936 (C.P. and Berar XXXVI of 1936) to be the Special Planning Authority for such specified the area mention in the schedule appended with to the said Notification;

And wherease, in exercise of the powers of the conferred by Section 42A & 42D of the said Act, the Urban Development Department has *vide* its Notification TPS-2413-451-C.R.231-UD-9, Dated 23rd December, 2014 (hereinafter referred to as “the said second Notification”) by which the said Nagpur Metropolitan Area has been declared as the development Area and for such development area the Nagpur Improvement Trust has been appointed as the Development Authority (hereinafter referred to as “the said Area Development Authoroty”);

And wherease, the Government has declared Metropolitan Areas under the Maharashtra Metropolitan Region Development Authority Act, 2016 (hereinafter referred to as “the said Metropolitan Region Development Act.”) for well planned, proper and rapid development of such Metropolitan Area ;

And whereas, Government Notification No. NMRDA-3316-C.R.55-UD-7, Dated 04th March 2017 rescinded the said second Notification & established the Nagpur Metropolitan Region Development Authority as Development Authority for the said Nagpur Metroplitan Area in exercise of the powers conferred on it under sub-section (1) of Section (3) the said Regional Development Act & under Section 42A & 42D of the said Act (herein-after referred to as “the said NMRDA”);

And whereas, for the purpose of proper development of the said NMRDA the Government of Maharashtra consider it expedient the said Nagpur Metropolitan Area as notified Area the under sub-section (1) of Section 40 of the said Act, and appoint the Nagpur Metropolitan Region Development Authority to be the Special Planning Authority for such notified area ;

Now, therefore, in exercise of the powers conferred by sub-section (1) and (1G) of Section 40 of the said Act, and of all other powers enabling it in that behalf the Government of Maharashtra hereby ;

- (a) specified the area mentioned in the schedule excluding area under Urban Local Body and Special Planning Authority appended hereto to be the “Notified Area”
- (b) The Nagpur Improvement Trust appointed as Special Planning Authority for the said Nagpur Metropolitan Area as per Government Notification Dated 23-12-2014 is hereby ceased to function and appoints the Nagpur Metropolitan Region Development Authority to be the Special Planning Authority from the date of commencement of the said NMRDA i.e. from 04-03-2017;
- (2) Any other planning authority Special Planning Authority or New Town Development Authority functioning in the said Notified Area shall cease to function as such, with effect from the date of publication of this notification in the *Maharashtra Government Gazette*.

SCHEDE

The area Notified for the Nagpur Metropolitan Region Development Authority (NMRDA)

The area shall comprised of the whole area of Nagpur Gramin, Higna, Parshivan, Mouda and Kamptee Taluka and parts of the Saoner, Kalmeshwar, Umred and Kuhi Taluka of Nagpur District within the following boundaries (but excluding the area of the Nagpur Municipal Corporation Kamptee Municipal Council, the Kalmeshwar Municipal Council, the Kamptee Contonment Board and Area Notified for Maharashtra Airport Development Corporation as Special Planning Authority, declared Local Urban Body and MIDC area of Butibori and Hingna) namely;

West:-Southern boundary of Mouza Ashta of Nagpur Gramin Taluka to Northern Boundary of Mouza Gothangaon of Hingna Taluka to Northern Boundary of Mauza Dignoh to Eastern boundary of Mauza Bondhara of Nagpur Gramin Taluka to Northern boundary of Mauza Vyahad to Northern boundary of Mouza Borgaon (Khurd) of Kalmeshwar Taluka to Northern boundary of Dohanghat of Saoner Taluka to North West boundary of Parshivani Taluka.

North:-North-West boundary of Parshivani Taluka to Eastern boundary of Mauza Nimkheda of Parshivni Taluka to Eastern boundary of Khaperkheda of Mauda Taluka.

East:-Northern boundary of Khaparkheda of Mauda Taluka to Southern boundary of Mauza Kotgaon.

South:-Southern boundary of Mauza Kotgaon of Mauda Taluka to Western boundary of Mauza Meharkhedi to Southern boundary of Mauza Shivani of Kamptee Taluka to Southern boundary of Mauza Mohali of Kuhi Taluka to Southern boundary of Matkazari of Umred Taluka to Southern boundary of Mauza Ashata of Nagpur Gramin Taluka.

Note:-A copy of the Schedule Plan showing the Area and the Plan along with the boundaries of the Notified Area is kept for inspection of public at the following offices, namely-

- (1) The Commissioner, Nagpur Division, Nagpur.

(2) The Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority, Nagpur.

(3) The Divisional Joint Director of Town Planning, Nagpur Division, Nagpur.

This Notification shall also be available on the Urban Development Department's web site www.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra,

R. S. CHOUHAN,

Desk Officer.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. २०.

अध्यक्ष, नगर परिषद, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ (१) मंजूर विकास योजना हिंगणघाट मध्ये किरकोळ फेरबदल

क्र. नपहिं-बांवि-कावि-१७२-३८४-२०१८.—

हिंगणघाट शहराचा सुधारित विकास आराखडा शासन अधिसूचना क्रमांक टिपीएस-२००५-३२४८-प्र.क्र. १२१ (ब)-०५-युडी-९, दिनांक २६-०४-२००६ अन्वये प्रसिद्ध करून मंजुरी प्राप्त झालेली आहे. व सदर विकास योजना दिनांक १६-०६-२००६ पासून अंमलात आलेला आहे.

नांदगांव पुरपीडीत वसाहती मधील रहिवासी अभिन्यासामध्ये सार्वजनिक / निमसावर्जनिक वापराकरीता जागा प्रस्तावित केलेल्या आहेत. त्या सदर जागा हिंगणघाट शहराचे मंजूर विकास आराखड्यामध्ये खालील प्रमाणे आरक्षण प्रस्तावित आहे.

(अ)	आरक्षण क्रमांक ५	..	डिस्पेंसरी	क्षेत्रफळ ०.२१ हे. आर
(ब)	आरक्षण क्रमांक ६	..	लायब्ररी	क्षेत्रफळ ०.१९ हे. आर
(क)	आरक्षण क्रमांक ७	..	गवर्नर्मेंट ऑफिस	क्षेत्रफळ ०.४० हे. आर

वरील नमूद आरक्षण क्रमांक ५ मध्ये नागरी आरोग्य केन्द्राचे बांधकाम पूर्ण झालेले आहे. व आरक्षण क्रमांक ६ मध्ये लायब्ररी व आरक्षण क्रमांक ७ मध्ये शासकीय कार्यालयाकरीता प्रस्तावित आहे. मंजूर विकास आराखड्यामधील वाणिज्य वापराकरिता विद्यमान असेलेली आराजी (८८००.०० चौ. फूट) ८९७.५२ चौ. मी. जागा असून त्यामध्ये दुकान संकुलनाचे बांधकाम अस्तित्वात आहे. त्यामुळे सदर जागा आठवडी बाजाराकरिता अपुरी आहे. त्यामुळे प्रस्तावित आरक्षण क्रमांक ६ व ७ एकूण क्षेत्रफळ ०.५९ हे. आर आठवडी बाजार या वापराकरीता महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अन्वये किरकोळ फेरबदल करण्यास सर्वसाधारण सभा ठराव क्रमांक १२, दिनांक २७-०६-२०१७ अन्वये मंजुरी प्राप्त झालेली आहे. किरकोळ फेरबदल दर्शविणारा विकास योजनेचा नकाशा नगर परिषदेच्या नोटीस बोर्डवर नागरिकांच्या माहितीसाठी कार्यालयीन वेळेत पाहण्याकरीता प्रसिद्ध करण्यात आलेला आहे.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे पोट-कलम ३७(१) अन्वये करावयाच्या उपरोक्त किरकोळ फेरबदलाबाबत सूचना व हरकती सदरची नोटीस शासन राजपत्रामध्ये प्रसिद्ध झाल्याच्या तारखेपासून ३० दिवसाचे आत लेखी स्वरूपात मागविण्यात येत आहे. प्राप्त सूचना व आक्षेपाचा उपरोक्त किरकोळ फेरबदल शासनाचे मंजुरीकरीता सादर करण्यापूर्वी विचार करण्यात येईल.

प्रेम साजनदास बसंतानी

अध्यक्ष,

नगर परिषद, हिंगणघाट.

हिंगणघाट :

दिनांक १२/१५ जानेवारी, २०१८.

भाग १-अ (ना.वि.पु.). म.शा.रा., अ. क्र. २१.

BY PRESIDENT, MUNICIPAL COUNCIL

Minor Modification in Hinganghat by Approved Development Plan Under Section 37 (1) of Maharashtra Regional and Town Planning Act, 1966 —

No MCH-BS-WS-172-384-2018.-

According to Government Notification TPS-2005-3248-PR.KR.121(B)-05-UD-9, dated 26-04-2006 of revised Development Plan of Hinganghat Municipal Council approved by the Government of Maharashtra & come to force from dated 16-06-2006

The following land to be proposed for public/semipublic use in Nandgaon flood affected Habitant Area. The said proposed land is reserved in approved Development Plan of Hinganghat, as under

(A)	Reservation No. 5	..	Dispensary	..	Area 0.21 HA
(B)	Reservation No. 6	..	Library	..	Area 0.19 HA
(C)	Reservation No. 7	..	Government Office		Area 0.40 HA

The existing land area (8800.00 sq.ft.) 817.52 sq.mtr. is kept for commercial use in apprroved development plan in which construction work of shopping blocks is existence. The present land of weekly market is inadequate. For proposed Reservation No. 6 and 7 total area 0.59 HA. is to be proposed for weekly market. The same minor modifications approved in general meeting *vide* Resolution No. 12, dated 27-06-2017 under section 37 of Maharashtra Regional And Town Planning Act, 1966. The Notice regarding minor modifications is published on the notice board of Municipal Council and open for public in official timing for inspection.

The objections or suggestions minor modifications under the Sub-Section37(1) of Maharashtra Regional And Town Planning Act, 1966 are invited in written within 30 days form the date of published of the notice in Government Gazette. The aforesaid objection and suggestions will be considered before submitting the proposal to government for sanction.

Hinganghat :
Dated the 12th/15th January 2018.

PREM SAJANDAS BASANTANI,
President,
Municipal Council, Hinganghat.